

HANOVER PLANNING BOARD



JUNE 18TH, 2007

MINUTES OF MEETING

At 6:50 P.M., the Chairman Rich DeLuca called to order the June 18, 2007 meeting of the Hanover Planning Board. Board members Rich DeLuca, Gary Hendershot, Tony Losordo and Steve Rusko were present. Associate member Bernie Campbell was also present. Town Planner, Andrew Port was present. Board member Maryann Brugnoli was absent. The Board reviewed the minutes of the June 4, 2007 meeting. Tony made a motion to accept the minutes as written. Gary seconded the motion and it was so voted unanimously.

PUBLIC HEARINGS

778 Washington Street – Adult Amusement – PB02-5SP

Gary made a motion to continue the hearing to Monday September 10, 2007 at 6:59 p.m. Tony seconded the motion and it was so voted unanimously.

228-280 Columbia Road – Tedeschi's Plaza – PB07-30LSP

The Chairman opened the hearing at 7:05 p.m. Gary read the hearing notice into record. Paul Fellini from Merrill Associates went over the plans on behalf of the applicant. He told the Board that this was a mandatory septic system upgrade. He indicated that the current owner was anticipating a sale of the property in the near future and that the septic system would not pass title V inspection. He went over the proposed landscaping design and explained that they would be replacing all of the landscaping that is currently there but would need to remove the large tree and it would be replaced by a much smaller caliper. Dave Gilroy, an abutter at 243 Washington Street expressed some concern about the removal of the buffer between his home and the Tedeschi property. Mr. Fellini went over the positive aspects of the new landscaping and Mr. McGrath of Tedeschi Realty said that he would not object to installing a row of Columnar Rose bushes along the Rockland Street side of the project to provide some further buffer. Mr. Gilroy made a suggestion of closing the access drive at the northeast section of the site that leads onto Rockland Street across from his property and adding some additional screening there. Mr. Jim Rodriquez, an abutter at 30 Church Street also felt that removing that access would also relieve some of the traffic from the site that heads onto Church Street and into the Four Corners section. Cathy Gilroy, an abutter at 243 Washington Street also suggested removing the access and planting more trees in that location. Mr. McGrath said that Tedeschi's would not be in favor of removing that access. The Chairman explained that this was not an issue that could be determined at this meeting. Gene Blanchard of Tedeschi Realty also told the Board that he felt that to do that they would need to submit a new site plan and traffic study and that was not something they were interested in doing. The Town Planner then explained that the Board did have the right to require the applicant to close the access drive if they felt it was warranted. Mr. Roger Vaillancourt of 1 Church Street felt that there was not a high traffic volume from the access drive but there was an issue of speed of the traffic that did come from there. They then discussed the possibility of a no right turn sign and speed bumps on that driveway. Mr. Rodriquez also told the Board that he felt there were mistakes made in the permits that were issued on the property in the past and that the Board had a chance to correct those mistakes now. Mr. Blanchard told the Board that they were there simply for permission to get permission for a new septic system and that he could not tell whether the access drive was essential or not. He also told the Board that his company has not had any complaints in the past regarding the access drive. There was then a discussion about the vent pipes that were proposed with the new septic system. Mr. Fellini explained that there would be two 3-

foot pipes and one 10-foot pipe extending from the ground in the landscaped area. The Board asked that they come up with a plan to camouflage them. Gary made a motion to close the hearing. Tony seconded the motion and it was so voted unanimously. The Board will render their decision at a later date.

1988 Washington Street – Avis/Valvoline – PB07-31LSP

The Chairman opened the public hearing at 8:20. Gary read the public hearing notice into record. Deb Keller from McKenzie Engineering went over the plans on behalf of the applicant. Bob Tombari, the attorney for the applicant was also present as well as Joe D'Antonio of Avis Rent a Car. The Board asked a few questions and Ms. Keller explained that there would be no servicing of the cars that were being rented, there would be no additional lighting proposed, and the hours of operation would be Monday – Friday 8AM – 6PM and Saturday and Sunday 9AM – 3PM. She also explained that the extra bays shown on the plan would be used for the Valvoline business and that there would be no after hours drop offs. Rich asked if there were any plans for a third tenant in the additional building space. Mr. Tombari told the Board that there were no plans for an additional tenant and the additional bays would be used by Valvoline. Gary motioned to close the hearing. Steve seconded the motion and it was so voted unanimously. Gary then motioned to approve the Special Permit with conditions. Tony seconded the motion and it was so voted unanimously.

Linwood Terrace Extension Definitive Subdivision PB07-19C

At the applicant's request Tony made a motion to continue the hearing to Monday July 16, 2007 at 8:05 p.m. Gary seconded the motion and it was so voted unanimously.

SIGNING OF LOT RELEASES, FORM A'S, DECISIONS, AND BILLS

The Chairman endorsed the decision for 1395 Broadway PB07-27RL for which the 20 day appeal period had expired.

The Board reviewed an ANR plan for a retreat lot at 107 Circuit Street. Gary made a motion to endorse ANR plan PB07-34A. Steve seconded the motion and it was so voted unanimously.

OTHER BUSINESS

The Board had a meeting scheduled with a resident of the Walnut Creek PRDS to discuss some issues but the resident called to cancel the meeting.

The Town Planner discussed the landscaping at 101 Industrial Drive. He had been out to inspect the site after a call from the owner saying he had completed the required landscaping and wanted to get a final sign off from the Town Planner. Andy was not sure that the owner had fulfilled the requirements and asked the Board if they could go take a look at it. The Board agreed to go and look and they would wait to sign off until the next meeting on July 16.

The Board discussed the landscaping at the Swenson Granite Works site at 742 Washington Street. They currently have a temporary occupancy permit and the Building Commissioner has asked the Board to sign off on their occupancy permit but is concerned that they may have not fulfilled the zoning bylaw requirements as far as screening the property from public view. The Board members had been out to inspect the site. The Board agreed that the applicant had planted according to the site plan but there was more screening needed along Park Drive. The Town Planner will discuss this with the owner.

Tony motioned to adjourn at 9:20 p.m. Gary seconded the motion and it was so voted unanimously.

Meeting was adjourned at 9:20 p.m.

Respectfully Submitted,
Margaret Hoffman

PLANNING BOARD SECRETARY